



Riplingham Road, Cottingham, HU16 5WG
Offers Over £150,000

Philip
Bannister

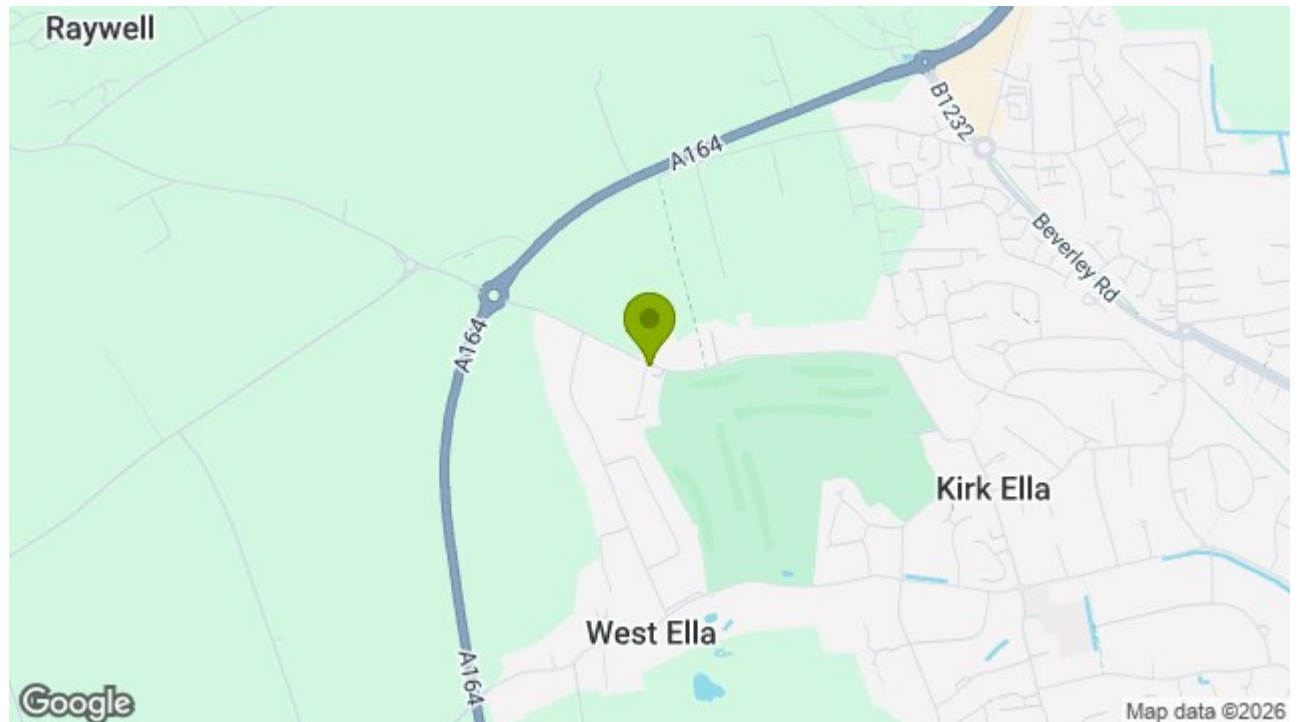
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Occupying a desirable ground floor position within the distinguished Grade II listed Raywell House, this exceptional apartment enjoys one of the region's most peaceful and picturesque settings. Surrounded by beautifully landscaped grounds and far-reaching countryside views, it offers a lifestyle that is truly unrivalled. Finished to an impeccable standard throughout, the property boasts a stylish open-plan layout that perfectly blends period character with contemporary living. Rarely do opportunities of this calibre become available, making this a truly unique home in an outstanding location.

Key Features

- Stunning Location
- Beautiful Ground Floor Apartment
- Delightfully Presented
- No Onward Chain
- Allocated Parking Space & Garage
- Tranquil Setting
- On-Site Cafe/Deli
- EPC =

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		





LOCATION

Raywell House and its adjacent Coach House sit within beautiful parkland located 6 miles to the North West of the city of Hull. This striking early 19th century property has been developed into luxurious apartments each taking full advantage of the attractive location and historical features of the site. Owners have full access to the site which has a delicatessen/tea shop.

This Grade II listed house has been sympathetically restored to its former glory when it was the home of Daniel Sykes (1766 - 1832 MP for Hull and Beverley Anti Slavery Campaigner and local Philanthropist). Surrounded by peaceful rolling countryside Raywell House is within easy driving distance of the market town of Beverley, the surrounding villages are Swanland, Kirk Ella and West Ella, the city of Hull and the Humber Bridge. It also benefits from access to major transport links within the rest of the UK and Europe. Local shopping is a few minutes drive away at Willerby.

MAIN HALL

A Porch with individual mail boxes leads into the superb Main Hall which features a deep galleried landing.

ACCOMMODATION;

OPEN PLAN LIVING KITCHEN

Bathed in natural light from windows on three elevations, this impressive open-plan living space offers a bright and welcoming atmosphere. The well-appointed kitchen features a contemporary range of wall and base units with granite work surfaces and a central island, together with a one-and-a-half bowl sink with mixer tap, a four-ring hob with extractor hood, double oven, microwave, integrated

fridge/freezer and dishwasher. There is ample room to accommodate both dining and lounge furniture, creating a versatile space for everyday family life and entertaining alike. Glazed double doors open onto the patio, providing a seamless connection between the indoor and outdoor living areas.

BEDROOM

A bedroom of double proportions with solid wood flooring, fitted wardrobes, storage cupboard, access to the bathroom and a sash window.

SHOWER ROOM

The stylish shower room is appointed with a modern suite comprising a shower enclosure, wash hand basin and low-flush W.C. A generous built-in utility cupboard offers plumbing and space for a washing machine, providing practical additional storage.

EXTERNAL;

PATIO

The private patio provides a peaceful outdoor retreat, enjoying delightful views across the beautifully maintained grounds. Offering an ideal extension of the living space, it is perfectly suited to al fresco dining, entertaining guests or simply unwinding in a tranquil setting.

PARKING

Benefitting from an allocated car parking space within the car park.

GARAGE

With up and over door, light and power supply. Last garage on the right.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of an oil fired central heating system to panelled radiators.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Leasehold. This should be clarified by your legal representative.

LEASE INFORMATION

Lease Term- 125 years from 1st July 2007.

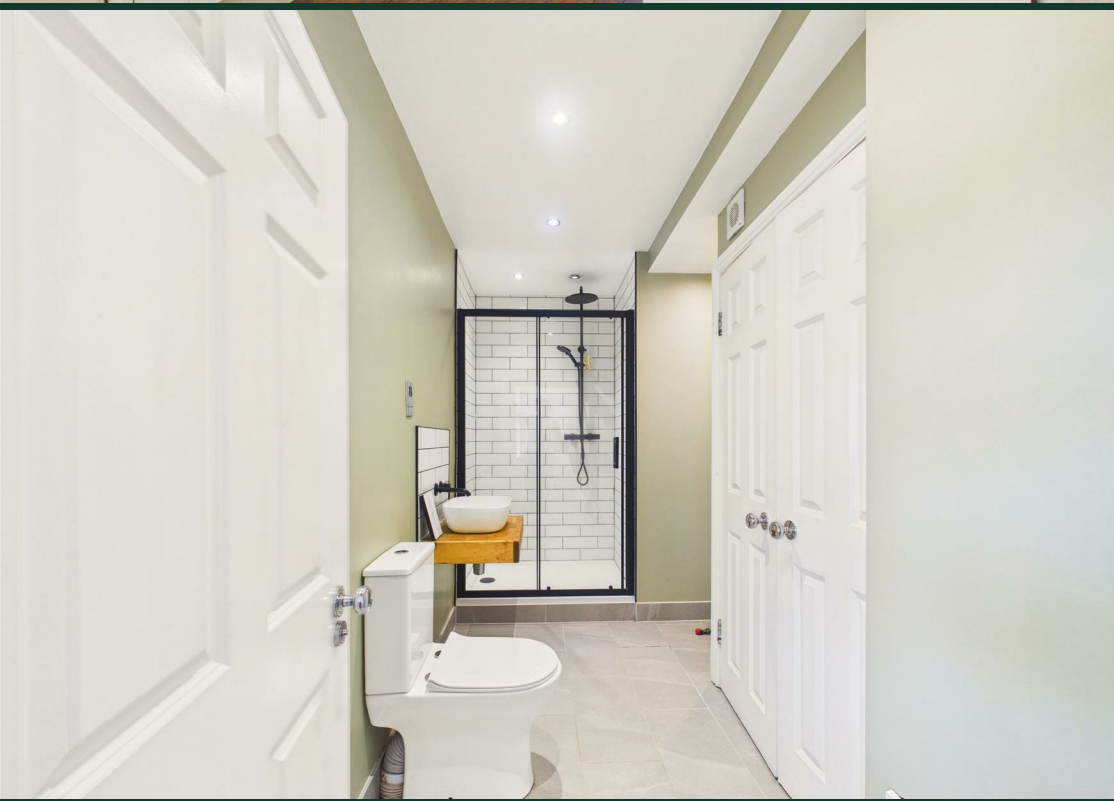
Ground Rent - £100 per year

Service Charge - £320 PCM

Reserve Fund - £50 PCM

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the



payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are

believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham &

Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Approximate total area^m
564 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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